



City of Santa Barbara
Airport Department

DATE: February 17, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement with Aero Pacific, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Aero Pacific, LLC, a California Limited Liability Company, for 513 square feet of Building 604, at 40 Gerald Cass Place, at the Santa Barbara Airport, effective February 1, 2010, for a monthly rental of \$125, exclusive of utilities.

DISCUSSION:

The subject Premises are located south of Hollister Avenue in an Aviation Facilities (AF) zone. Aero Pacific, LLC, operated by Greg Patronym, is a former Airport T-Hangar tenant who wishes to store airplane parts in end Unit C of Building 604. (The middle unit of the Airport T-Hangars.)

Mr. Patronym no longer leases a T-Hangar from the City, but was a tenant in good standing at the time he relinquished his hangar. The new Premises are to be used to store airplane parts. No maintenance will take place upon the Premises. The use is conforms to existing zoning.

Rental for the space will be \$125 per month, based on the restrictions imposed by current security regulations and zoning. The space cannot be leased to anyone not in possession of an access permit and may only be used to store aviation related equipment, severely limiting the potential tenant pool.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map